

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES

Wednesday, December 7, 2016

The meeting was called to order by Paul Kuhl, at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Derek Roseman, Mayor DelVecchio, Steve Stegman, David Morgan, Ken Rogers, Michael Biase, Jane Rosenblatt and Paul Kuhl.

Absent: John Miller, Glenn Davis and Filomena Hengst.

Also Present: Attorney Timothy Korzun, Board Planner Emily Goldman and the Board's Alternate Planner were present at the meeting.

APPROVAL OF MINUTES – November 2, 2016

The minutes from the November meeting were not completed in time for the Board to take action. A formal vote will take place at the January meeting.

PROPOSED ORDINANCES AND AMENDMENTS

Tim Korzun drafted an amendment to an existing ordinance in reference to permitted signs and also a draft resolution to include LCD illuminated signs within the Central Business District. The Board members and Emily Goldman discussed the changes briefly and decided to address this at our January meeting.

BOARD DISCUSSION

Mr. Korzun discussed the need for Board members and Professionals to use judgement when using social media to discuss any active applications.

It was brought to Mr. Korzun's attention that comments were made regarding an application specific to Woodrose Properties, 6-8 North Union Street.

The applicant's attorney, Richard Mongelli, stated that his client and he did not find it necessary to have any board member step down during the public hearing.

RESOLUTION - # 7-2016 – Time Extension

JMG Builders, LLC

Church and North Franklin Street

Dave Morgan made a motion to grant the time extension request. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

SITE PLAN WAIVER

77 Bridge Street
Block 1042 Lot 1
Pittore and Stefanelli Partners

An application was presented to the Board for approval of a Site Plan Waiver. The applicant seeks approval from the Board for a permitted use of massage therapy. The small business will utilize a small room for her sessions.

Dave Morgan made a motion to grant the Site Plan Waiver. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

Motion Carried.

SITE PLAN WAIVER

12 North Main Street
Block 1075 Lot 7
Jennifer Elia

This property was previously before the Zoning Board of Adjustments for approvals. In the resolution granted by this Board it states that any change in occupancy must report to the Planning Board for approval.

Since the property owner is no longer occupying the space as a gallery, this application requires approval from the Planning Board before a new tenant is permitted.

The application before the Board is for a new Vape Shop and Retail space. This new use would increase the parking requirements that were previously approved.

The applicant was advised to verify that the two spaces at the Sunoco Gas Station are still available and if the spaces at the Justice center are still valid.

This application will be heard at our January 4, 2017 meeting, pending the information regarding the parking spaces.

No action was taken on this application.

PUBLIC HEARING – Variance & Conditional Use

6-8 North Union Street
Block 1039 Lot 5
Woodrose Properties

In attendance for the public hearing were Richard Mongelli, the applicant's attorney, as well as Michael Burns and Courtney Haviland, the applicant's architect.

The application before the Board is for a Variance and Conditional Use approval. The proposed project is for a new restaurant to occupy the building at 6-8 North Union Street and convert the second floor into a two-bedroom apartment.

Changes to the front façade of the building are being proposed at this time. The existing windows and knee wall will be removed and replaced with wooden bi-fold doors. The second level of the exterior building will not have any changes.

Our alternate Board Planner, Melanie Adamson, stated that the surrounding building fronts are mostly large windows and the changes proposed are not consistent with the neighboring properties.

Mr. Burns discussed in detail the Designs Guidelines for the City of Lambertville. Mr. Burns stated that the second level of the building usually maintains the historic nature of the dwelling.

Since there are no available parking spaces on the property, the applicant is requesting a variance for thirteen parking spaces, with a total of five spaces grandfathered with the previous use.

Mr. Burns stated that there is adequate public parking in the area and within walking distance.

The proposed sign is a total of 27 square feet, the total permitted is 16 square feet. A variance is being requested for the increase in square footage. In addition, the applicant is willing to eliminate the window and door signs and only maintain the exterior sign.

The applicant has been before the Historic Preservation Commission and obtained approval for the changes to the façade. However, the Commission is requesting that the applicant return for the approval for the changes of the canopy.

The garbage from the restaurant will be stored in the basement of the building and will require approval from the Hunterdon Department of Health.

Mr. Stegman stated that he is concerned that “new construction” or “alterations” to a historic building are not being looked at closely.

Mr. Stegman began to read an article into record, but Mr. Mongelli objected stating he has no way of confirming its legality.

There is an existing loading zone designated in the area that the restaurant can utilize.

Public Comment:

Alexander Cormier, a Lambertville resident and former owner of a local restaurant, addressed the board and advised that he is considering opening another restaurant at this location.

Steve Stegman asked Mr. Cormier if he felt that his business would be more successful with the bi-fold doors or if he felt that the restaurant would be successful on its own.

Mr. Cormier stated that he felt the changes to the façade would bring in a positive change to the area and that customers would prefer to have the doors open while dining.

Mr. Stegman went on to say that he felt the changes to the façade would drastically alter the historic nature of the existing building. He would much rather see the façade stay as it is now with some modifications and upgrades.

Charles Buttaci, owns the property at 4 North Union Street, advised the board that he is strongly against this project due to the means of egress issues.

Mr. Buttaci stated that he will not permit the applicant's tenants the use of his building in the case of an emergency.

The property at 6-8 North Union Street currently has a door on the second level that opens onto the property that Mr. Buttaci owns. Mr. Mongelli stated that the door is going to be removed with the modifications of the building and that won't be an issue.

Parking Variance:

Michael made a motion to grant the parking variance of thirteen parking spaces. Derek Roseman seconded the motion. A roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED. Aye: 6 Nay: 2

Bulk Variance:

Dave Morgan made a motion to grant the bulk variance for the rear yard size, which is pre-existing and the off street parking. Ken Rogers seconded the motion. A roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED. Aye: 7 Nay: 1

Bulk Variance for Design Waiver of the Sign

Derek Roseman made a motion to grant the bulk variance for the Design Waiver. Michael Biase seconded the motion. A roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED. Aye: 7 Nay: 1

Conditional Use for Apartment

Michael Biase made a motion to grant the Conditional Use for the Apartment on the second floor. Derek Roseman seconded the motion. A roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED. Aye: 7 Nay: 1

Site Plan Waiver

Derek Roseman made a motion to grant the Site Plan Waiver. Michael Biase seconded the motion. A roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED. Aye: 6 Nay: 2

PAYMENT OF BILLS

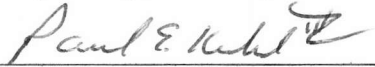
Derek Roseman made a motion to pay bills, so long as funding was available. Dave Morgan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

ADJOURNMENT

David Morgan made a motion to adjourn the meeting at 10:15 pm. Derek Roseman seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer